

**SUBJECT: In support of H.B. 5205 and H.B. 5233**

Dear Reps. Williams and Smith, Sens. Lopes and Anwar, and members of the Housing Committee:

My name is Alexander Kolokotronis. I am a resident of New Haven. I am writing to express my support for H.B. 5205 (An Act Concerning Fair Rent Commissions) and H.B. 5233 (An Act Concerning Evictions For Cause) and to urge you to pass them out of the Housing Committee.

As a tenant, I believe both of these bills are critical to providing real security to tenants across the state of Connecticut during a time where a decades-long housing crisis is only being further exacerbated. Rent is steeply rising and new market-rate developments are being approved at an incredibly fast pace. In the midst of this, tenants need protection. With new large market rate development coming into numerous counties and cities, middle and low-income tenants face increasing pressures around rent but also around simply being pushed out to make way for those with higher incomes. This means simply being pushed out without cause.

If the state does not enact H.B. 5233 An Act Concerning Evictions For Cause, then we will only continue to see tenants pushed out of their homes and the further disintegration of working class communities. I have experienced having to move out of my home due to landlord pressures, and coupled with that the loss of own sense and day-to-day life of community. Just cause eviction laws are not a new concept: they already exist in New Jersey and New Hampshire. In fact, Connecticut itself has just cause laws for tenants 62 years old and older as well as for those with certain physical or mental disabilities. This bill would simply expand protections to everyone. Likewise if the state does not enact H.B. 5205 An Act Concerning Fair Rent Commission we will continue to see major gaps in enforcing tenant protections. Security for tenants in the state means security without geographical gaps. H.B. 5205 goes a long way in addressing that.

best,  
Alexander Kolokotronis  
New Haven, Connecticut